

**Cook County Bureau of Economic Development  
(CCBED)  
Economic Development Advisory Committee  
(EDAC)  
Meeting Minutes July 31, 2014**

**Location:** County Building, 69 West Washington, 17<sup>th</sup> Floor – Conference Room

**Call to order and Roll call**

Howard Males called to order the regular meeting of the Economic Development Advisory Committee (EDAC) at 8:00 a.m.

**Members Present:** Herman Brewer, David Day, Joseph Flanagan, Commissioner Jesus Garcia, Commissioner Andrew Mooney , Graham C. Grady, Howard Males, Pam McDonough, Karen Norington-Reaves, Ed Paesel, Edward Sitar

**Members Absent:** Lynn Cutler, Wesley J. Lujan, Diane Morefield and Victoria Matays-Smith

Chairman Males opened the floor for public comment. There were no public speakers.

**I. Approval of Minutes from the May 28, 2014**

Chairman Males requested corrections to section III regarding Tony's Finer Foods. The minutes should reflect that the applicant agreed to return to EDAC to report the industry's progress and the number of jobs that have been filled. The motion for approval of the amendment requested by Graham Grady; seconded by Pam McDonough. It was also requested that all minutes recordings are reviewed that include tax incentives to confirm each industry agreed to return in two (2) years to report their progress and number of employees.

**II. Approval of Minutes from the June 25, 2014**

Chairman Males requested corrections to the minutes to reflect the number of jobs guaranteed by both Weichai America Corporation and Hartrey Properties, LLC d/b/a Autobarn Limited. The amendment was requested by Graham Grady; seconded by Pam McDonough. *(CBED has made these corrections.)*

**III. Public Comment**

Chairman Males opened the floor for public comment. There were no public speakers.

**IV. Chairman Remarks**

Chairman Howard Males remarked on his request that for each incentive applicant approved, the minutes reflect the agreement by these companies that they will return and report their job creation. Chairman Males has informed President Preckwinkle that EDAC will produce an annual report to reflect this information from the applicants approved for the Class 7b, along with the other activities and issues presented to the EDAC board.

Chairman Males attended the Chicago Innovation Awards event in Millennium Park. He reports that President Preckwinkle was the guest speaker, and the conversation primarily about small companies and large companies creating a forum to work together. President Preckwinkle discussed her outreach to other county regions to cooperate as a group to help businesses in need. President Preckwinkle was well received.

## **V. Sub-Committee Reports**

*Subcommittee of Governance and Membership* -Graham Grady Subcommittee Chair, discussed the subcommittee's recent activities with BED staff regarding the Community Development Advisory Council of Cook County (CDAC) merging with EDAC. The Cook County Board approved a resolution on July 23, 2014 to support the dissolution of the CDAC, and transfer of responsibilities to EDAC. The subcommittee has been working with the attorney in the President's office to finalize the revision of the bylaws. The Amendment to the bylaws will be submitted prior to the September EDAC board meeting for review and approval at September EDAC meeting.

*Subcommittee of Financial Tools* - Pam McDonough, Subcommittee Chair, discussed the subcommittee's meeting held on July 23, 2014. The subcommittee reviewed Good Oil Company class 7b tax incentive application for approval by EDAC.

### *Action on proposed 7b for Good Oil Company*

Sheryl Stewart-Caldwell, staff member of Planning and Development, gave a brief description of the commercial development of a vacant lot greater than twenty-four (24) months continuous vacancy with a purchase for value and new construction.

Good Oil Company has proposed a new construction of a 6,500 sq. ft. building located 6401 West 65th Street, Bedford Park, to create a gas station with a convenient store and restaurant site with a 2 bay Car Wash. The Cook County Bureau of Economic Development (CCBED) has reviewed the application for a Cook County Class 7b Property Tax Incentive submitted by Good Oil Company and confirmed the five (5) qualifying factors of the Class 7b.

Richard Ehrench, attorney for Good Oil Company answered questions regarding employment structure and company history. Good Oil Company is a family-owned company and has gas stations and Quick Service Restaurants (QSR) locations in Indiana; this project is the company's first gas station in Illinois. Although these jobs are described as part-time employees, they frequently have full-time opportunities.

The floor was open for discussion questions. Chairman Males asked a question regarding the employment structure; explained the number of employees; are the employment numbers combined and who controls Checkers and who controls the gas station. Don Good stated Good Oil will own and operate the Checkers and the gas station. Will offer employment to the community first. The company offers educational opportunities to employees by offering to pay for business courses. The company provides health insurance and 401k to all of their employees.

Karen Norington-Reaves, remarked on the push from the city and the state to increase the minimum wages, and asked if higher minimum wages would be an issue for Good Oil? Ms. Norington-Reaves also requested details on the length of time before employees are eligible for professional development opportunities. Mr. Good responded he would not have an issue paying a higher minimum wage and if the professional development courses are directly related to the job, Good Oil Company will pay 100% of the cost of the course. Ms. Norington-Reaves also expressed her concerns regarding the low amount of full-time positions to part-time positions and inquired about the advancement and investment opportunities available to the employees. Mr. Good replied the advancement opportunities are a combination of increase in pay and increased hours. Mr. Good also stated that all employees that work 30 hours or more a week are offered health care and all employees are offered 401k benefits and paid vacations.

Herman Brewer asked the question, how the benefit plan historically has effected Good Oil Company's growth. Mr. Good responded the number of participants in the 401k was not as large as anticipated.

Chairman Males asked if the company will be installing electronic charging stations; when the station would be up and running and if the company would be willing to return in two years to update EDAC on its' progress. Mr. Good replied, yes they are currently looking to install electric charging stations, the estimated open date is spring of 2015 and the company looks forward to returning in two years to update EDAC on their progress.

Pam McDonough motioned to approve Good Oil Company's Class 7b application. The motion was seconded and approved unanimously.

## **VI. Bureau of Economic Development (BED) Presentation**

### *Growing Our Economy II Update*

Herman Brewer summarized of the second meeting of the County Board chairs on July 31, 2014 from the seven counties and the City of Chicago to discuss opportunities for collaboration. Attendees which included also included Howard Males and Ed Sitar heard updates regarding progress on streamlined truck permitting, a regional export initiative and the Chicago Metro Metal Consortium.

## **VII. Presentation**

### *Business Retention and Expansion (BRE)*

Courtney Pogue gave an introduction on the Bureau of Economic Development partnership with Com Ed using Synchronist for Business Retention and Expansion (BRE). Mr. Sitar is currently working the Bureau of Economic Development as a part of their BRE outreach, providing Synchronist as a tool for the county to use to assist its economic development efforts.

**Bureau of Economic Development (BED) Update:**

*Planning and Development Updates*

Mike Jasso, Director of Planning and Development spoke briefly about the new tax incentive Class 7c. This incentive was developed to help those areas that did not qualify as a class 7b; the municipalities can determine the areas "in need of commercial development". The Class 7c incentive has a revocable clause which will allow the Cook County Board or the Municipality to rescind the tax incentive as provided by Ordinance. The class 7c will also require EDAC approval. (2) The department has reconvened the Tax Incentive Work Group. (3)The Section 108 BUILT in Cook Loan Fund currently has one (1) application in Franklin Park. The department is looking to draw down 1.5 million from the Section 108 for small business loans.

Jennifer Miller, project manager Cook County Department of Planning provided a brief update on Planning for Progress.

**VIII. Adjournment**

The meeting was adjourned at 9:37 a.m.

Minutes submitted by: CCBED – Sheryl Stewart-Caldwell